



# TAMIL NADU GOVERNMENT GAZETTE

EXTRAORDINARY PUBLISHED BY AUTHORITY

No. 302]

CHENNAI, TUESDAY, SEPTEMBER 24, 2024  
Purattasi 8, Kurothi, Thiruvalluvar Aandu-2055

## Part II—Section 2

Notifications or Orders of interest to a Section of the public  
issued by Secretariat Departments.

### NOTIFICATIONS BY GOVERNMENT

#### HOUSING AND URBAN DEVELOPMENT DEPARTMENT

THE TAMIL NADU APARTMENT OWNERSHIP ACT, 2022

[G.O. Ms. No. 170, Housing and Urban Development [HB3 (1)],  
24th September 2024, புரட்டாசி 8, குரோதி, திருவள்ளுவர் ஆண்டு-2055.]

No. II(2)/HOU/901(g)/2024.

WHEREAS, sub-section (1) of Section 4 of the Tamil Nadu Apartment Ownership Act, 2022 (Tamil Nadu Act 44 of 2022) (hereinafter referred to as the said Act) provides that the promoter or majority of apartment owners of a building, as the case may be, shall submit a declaration in such Form accompanied with such fees and in such manner as may be prescribed to the competent authority within ninety days from the date of issue of the completion certificate of the building and within one hundred and eighty days from the date of commencement of the said Act in respect of every building in existence on the date of commencement of the said Act;

AND WHEREAS, for the purpose of submission of declaration as referred to in sub-section (1) of section 4 of the said Act, certain problems are being faced, therefore, the timeline referred to in the said sub-section (1) may not be sufficient and as a result whereof certain difficulties have arisen in giving effect to the provisions of the said section.

NOW, THEREFORE, in exercise of the powers conferred under section 28 of the Tamil Nadu Apartment Ownership Act, 2022 (Tamil Nadu Act 44 of 2022), the Governor of Tamil Nadu, hereby makes the following Order, to remove the difficulties, namely:-

1. **Short title.**—This Order may be called the Tamil Nadu Apartment Ownership (Removal of Difficulties) Order, 2024.

2. In sub-section (1) of section 4 of the said Act;

- for the expression “ninety days”, the expression “three hundred and sixty five days” shall be substituted;
- in the proviso, for the expression “one hundred and eighty days”, the expression “three hundred and sixty five days” shall be substituted.

KAKARLA USHA,  
Principal Secretary to Government.